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Doc#: 2100813016 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/08/2021 09:14 AM Pg: 1 of 3

Dec ID 20201201675535

ST/CO Stamp 1-364-891-616 ST Tax \$430.00 CO Tax \$215.00

City Stamp 0-089-446-368 City Tax: \$4,515.00

Mail Recorded Deed To:

Elizabeth M. Ranucci
Pucher & Ranucci
14496 John Humphrey Drive
Orland Park, IL 60462

Mail Tax Bills To:

David D. Raymond
Katherine I. Baumann
5145 S. Kimbark
Chicago, IL 60615

WARRANTY DEED

THE GRANTOR, JAMES L. MOORE, a married person, of 5145 S. Kimbark, Chicago, Illinois 60615 for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and for other good and valuable consideration, in hand paid, CONVEY AND WARRANT unto David D. Raymond and Katherine I. Baumann, husband and wife, of 4314 N. Damen #3, Chicago, Illinois 60618, as tenants by the entirety, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

THE WEST 105 FEET OF LOT 10 AND THE WEST 105 FEET OF LOT 11 IN BLOCK 11 IN CORNELL, HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 48 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO LOTS 18 AND 19 (EXCEPT THE WEST 14 FEET OF THE SOUTH 41 FEET OF SAID LOTS TAKEN AS A TRACT); LOTS 20, 21, 22 AND 23 (EXCEPT THE NORTH 8 FEET OF THE EAST 146 FEET OF LOT 23) LOTS 26 AND 27 (EXCEPT THE NORTH 50 FEET MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOT 26, OF THE EAST 23.07 FEET MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT 27, OF SAID LOTS 26 AND 27, TAKEN AS A TRACT); ALSO EXCEPTING THAT PART OF SAID LOT 26 AND THE EAST 31.56 FEET OF LOT 27 LYING SOUTH OF THE NORTH 50 FEET OF SAID LOTS TAKEN AS A TRACT MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOT 26, AND LOT 28, ALL IN C.M. CADY'S SUBDIVISION OF BLOCK 24 IN KIMBARK'S ADDITION TO HYDE PARK AFORESAID, ALSO THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED ALLEY LYING SOUTH OF THE NORTH LINE, EXTENDED WEST, OF LOT 28 AND NORTH OF THE SOUTH LINE OF LOTS 18, AND 28 EXTENDED EAST AND WEST, IN C.M. CADY'S SUBDIVISION OF BLOCK 24 AFORESAID ALSO THE WEST 79.43 FEET OF THAT PART OF VACATED EAST 52ND STREET, LYING EAST OF THE EAST LINE EXTENDED OF SOUTH KIMBARK'S AVENUES AS LAID OUT IN KIMBARK'S ADDTION TO HYDE PARK AFORESAID, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID TRACT, THENCE SOUTH ON THE WEST LINE OF SAID TRACT 98.76

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FEET TO THE PLACE OF BEGINNING; THENCE SOUTH OF THE WEST LINE OF SAID TRACT 20.07 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 29.50 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT 12.25 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT 49.93 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 32.32 FEET; THENCE WEST 79.43 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Pin 20-11-401-038-0000

Common address: 5145 S. Kimbark Avenue, Chicago, IL 60615

Subject to covenants, conditions and restriction of record; public and utility easements, special governmental taxes or assessments general real estate taxes for the year 2020 and thereafter.

Dated this 11th day of December, 2020

James L Moore (Seal)
JAMES L. MOORE
SELLER

Pearlie Taylor Moore
PEARLIE TAYLOR MOORE
SIGNING FOR THE SOLE PURPOSE OF
WAIVING HOMESTEAD

Prepared by: Taryn Springs of TARYN SPRINGS, P.C. 9510 S. Constance Ave., Suite 2 Chicago, IL 60617 773-374-0942

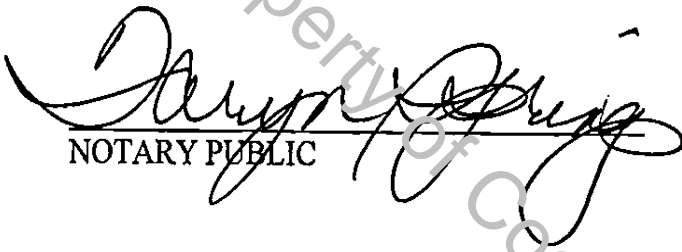
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State, do hereby certify that JAMES L. MOORE AND PEARLIE TAYLOR personally known to me to be the same persons whose names are subscribed to in the foregoing instrument titled, WARRANTY DEED, appeared before me on this day in person and acknowledge that they signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st DAY OF December, 2020.


NOTARY PUBLIC



My commission expires: 6.22.21



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